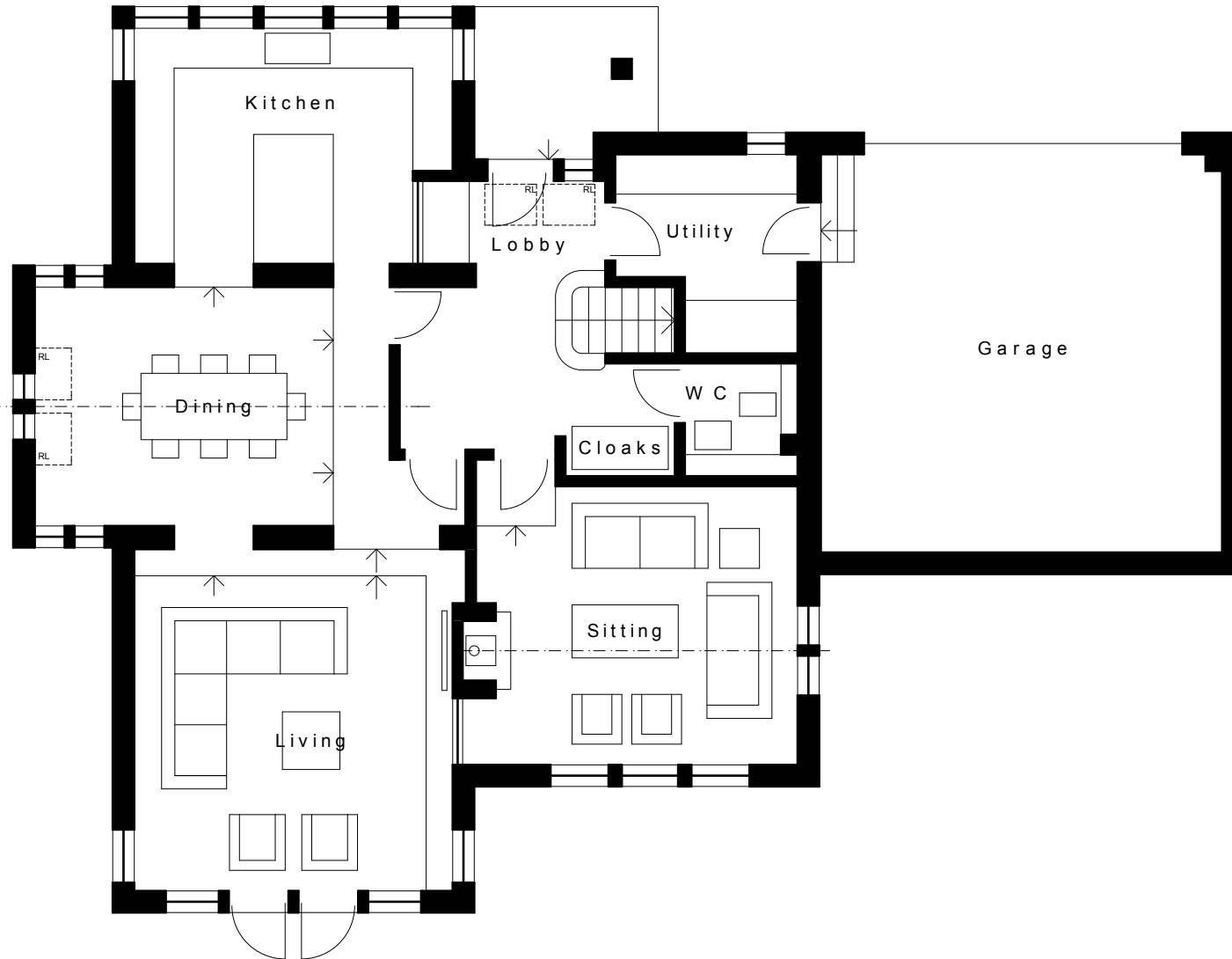
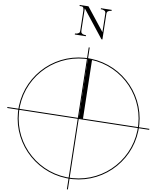


# No 13A FIXBY ROAD / OPTION 3 GROUND FLOOR PLAN



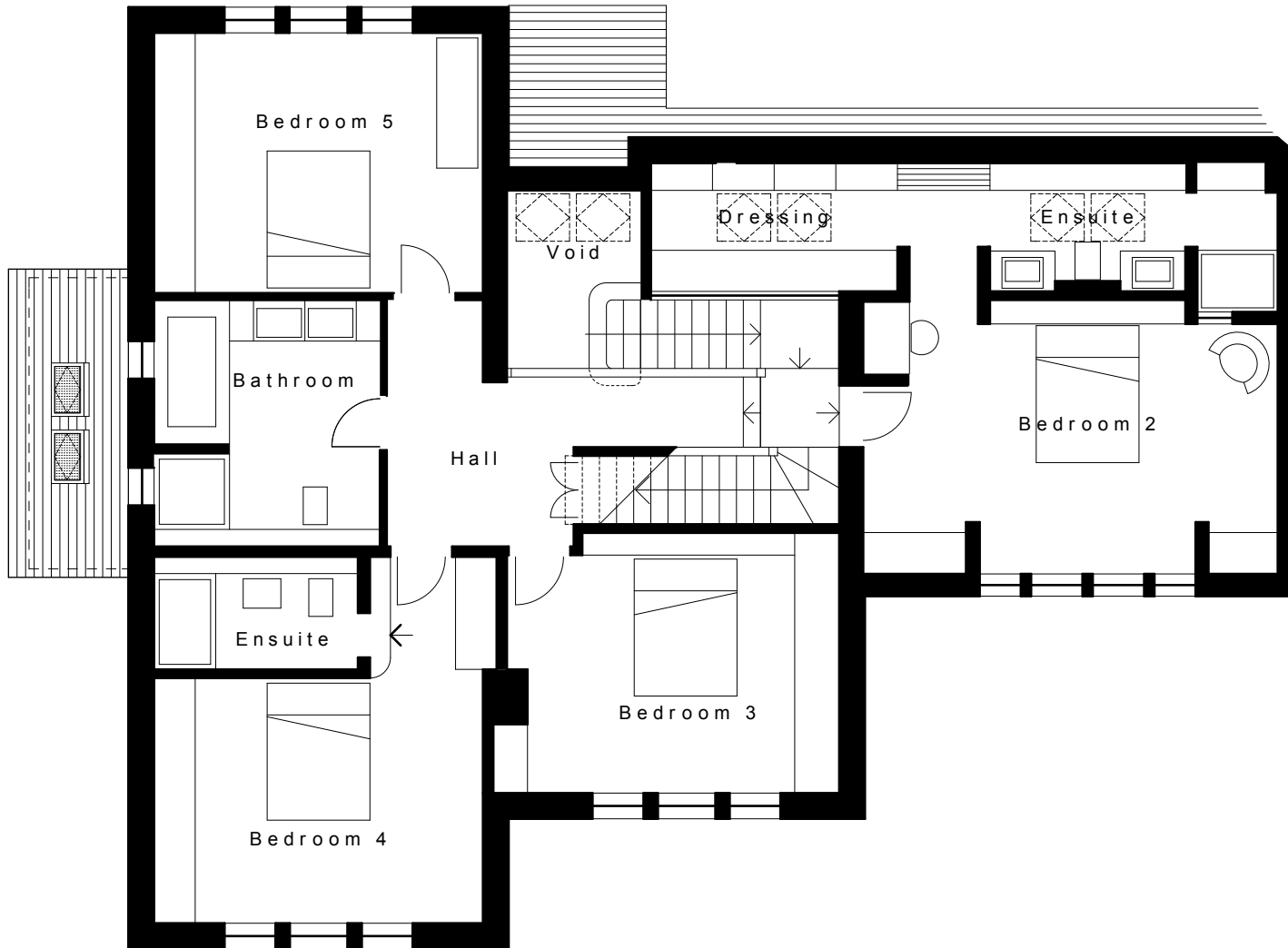
KITCHEN	4.80 x 3.55m	15'9" x 11'8"
DINING	5.40 x 3.60m	17'9" x 11'10"
LIVING	4.80 x 5.16m	15'9" x 16'11"
UTILITY	2.75 x 1.50m	9'0" x 4'11"
	3.00 x 1.85m	9'10" x 6'1"
WC	1.73 x 1.85m	5'8" x 6'1"
SITTING	5.20 x 4.20m	17'1" x 13'9"
GARAGE	6.10 x 6.05m	20'0" x 19'10"

## DELAMERE GARDENS

Approx. Floor Area – 309sqm /3290ft<sup>2</sup>

FIXBY - HUDDERSFIELD - HD2 2AW

# No 13A FIXBY ROAD / OPTION 3 FIRST FLOOR PLAN



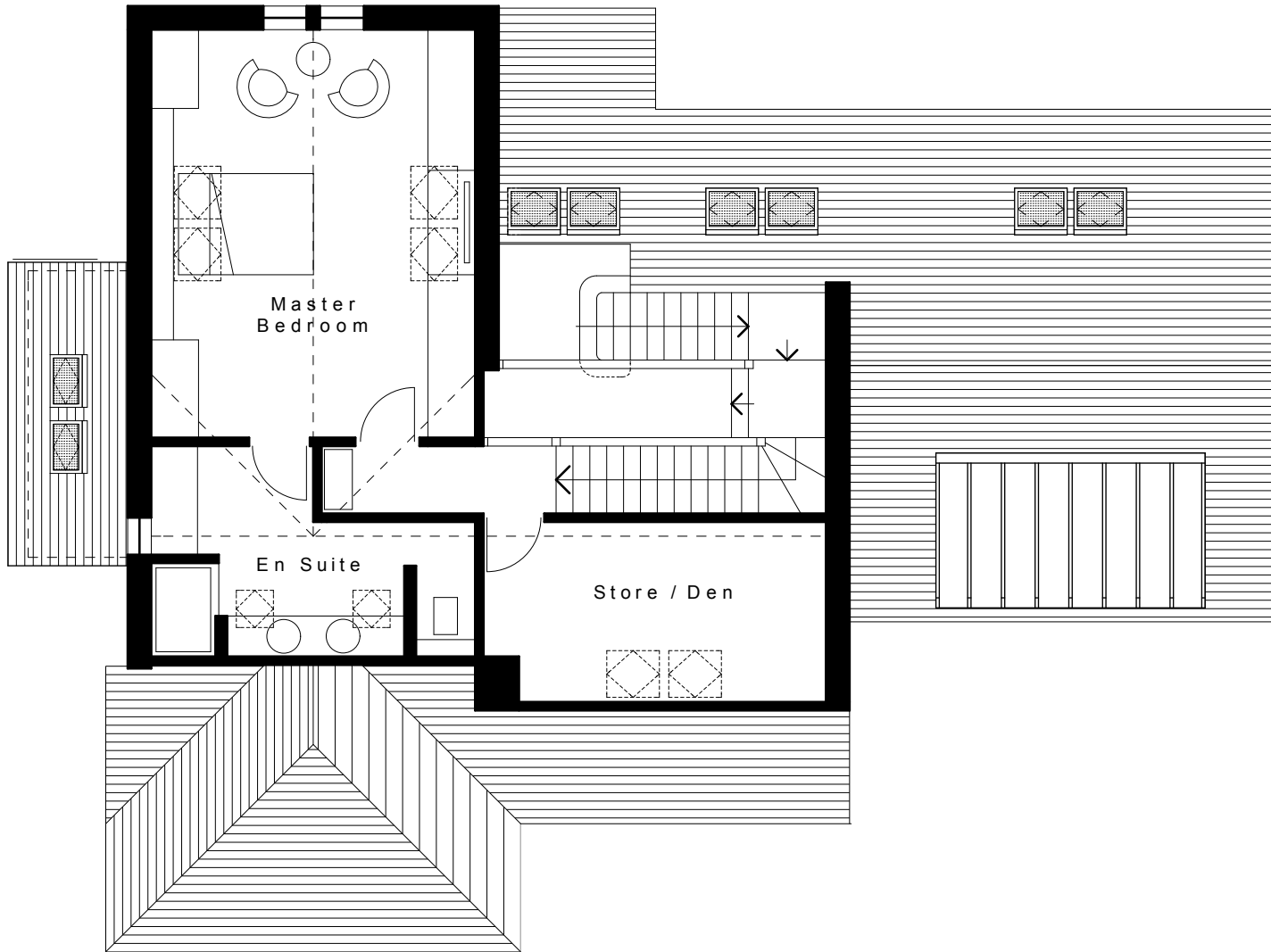
BEDROOM 5	4.80 x 3.80m	15'9" x 12'6"
BATHROOM	3.30 x 3.60m	10'10" x 11'10"
BEDROOM 4	3.80 x 3.70m	12'6" x 12'2"
ENSUITE	3.00m x 1.70m	9'10" x 5'7"
BEDROOM3	5.05 x 3.80m	16'7" x 12'6"
BEDROOM2	6.10 x 4.00m	20'0" x 13'1"
ENSUITE	5.50 x 1.88m	18'1" x 6'2"
DRESSING	3.60 x 1.88m	11'10" x 6'2"

## DELAMERE GARDENS

Approx. Floor Area – 309sqm /3290ft<sup>2</sup>

FIXBY - HUDDERSFIELD - HD2 2AW

# No 13A FIXBY ROAD / OPTION 3 SECOND FLOOR PLAN



MASTER BED	4.80 x 6.05m	15'9" x 19'10"
ENSUITE	4.80 x 1.95m	15'9" x 6'5"
STORE/DEN	5.00m x 2.67m	16'5" x 8'9"

## DELAMERE GARDENS

Approx. Floor Area – 309sqm /3290ft<sup>2</sup>

FIXBY - HUDDERSFIELD - HD2 2AW